

TO LET / FOR SALE



WINSFORD 168

ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB

**168,406 SQ FT INDUSTRIAL COMPLEX
ON 7.56 ACRE SITE**

LOCATION

Winsford Industrial Estate is located within Cheshire West approximately 30 miles south west of Manchester city centre, 33 miles south east of Liverpool, 10.5 miles north of Crewe and 16 miles east of Chester.

The estate is accessed via A54 with connections to the M6. The A556 Northwich By-pass leads to Junction 19 of the M6, in addition to Junction 8 of the M56 Motorway approximately 15 miles to the north.

The property is prominently situated on Road One which is main arterial road through Winsford Industrial Estate. The estate spans 380 acres and comprises a total floor area in excess of 6 million sq ft.

Surrounding occupiers include: Tiger Trailers, Gregory Distribution, Mitras Automotive, Henkel, Jiffy Packaging and Martin Dawes.

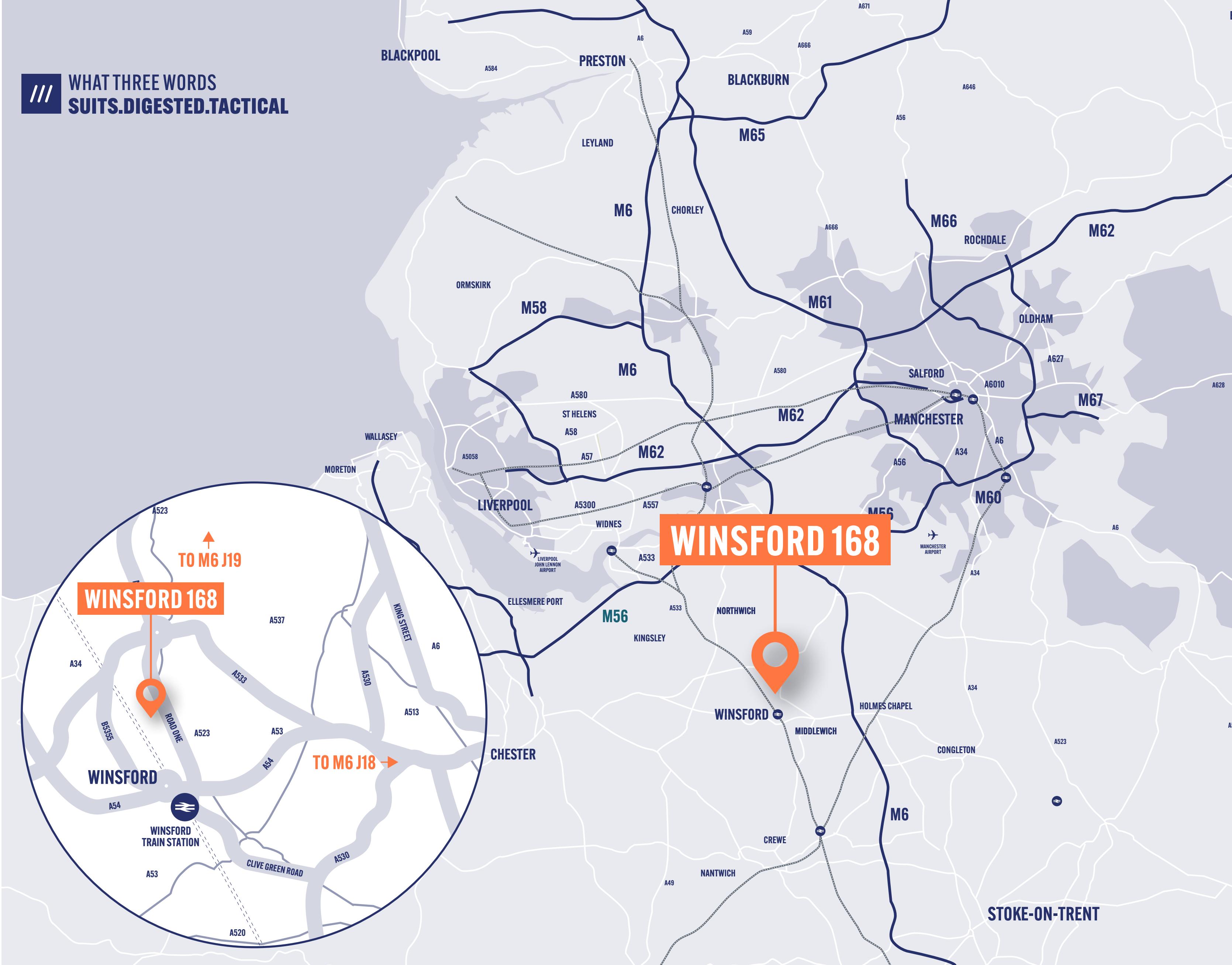
DRIVE TIMES	MILES	TIME
Crewe	11	30 mins
Manchester	25	40 mins
Liverpool	36	55 mins
Warrington	20	35 mins
Birmingham	65	80 mins

 SAT NAV: CW7 3RB

 5 MILES FROM JUNCTION 18 (M6)

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/// WHAT THREE WORDS
SUITS.DIGESTED.TACTICAL





ACCOMMODATION

BUILDING ONE

	Sq m	Sq ft
Ground	10,474	112,745
First floor	668	7,192
Mezzanine one	94	1,008
Mezzanine two	79	845
Sub Total	11,315	121,790

BUILDING TWO

	Sq m	Sq ft
Ground	3,147	33,875
First floor	285	3,064
Second floor	279	3,004
Canopy	620	6,673
Sub Total	4,331	46,616
TOTAL	15,646	168,406

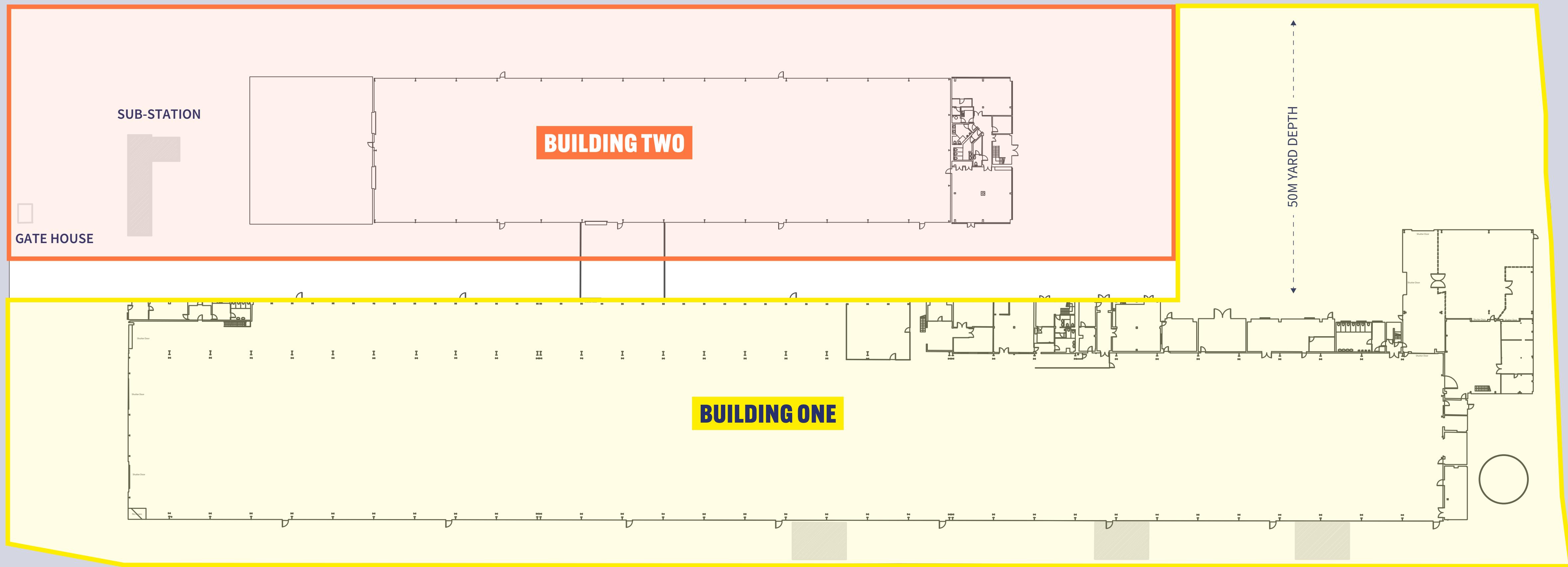


Site Area	Acres	Hectares
TOTAL	7.56	3.05

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SITE PLAN

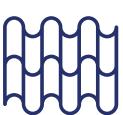


DESCRIPTION

The site comprises two detached industrial/warehouse/distribution units which are situated within a fully secured and fenced site with security hut and access barriers.

Externally the site benefits from dedicated car parking and service yards to the front elevations and a substantial service yard to the rear.

BUILDING ONE:

-  CLEAR INTERNAL EAVES HEIGHT OF 11.4 METRES
-  THE SITE HAS 3.2 MVA OF POWER WITH THE ABILITY TO INCREASE TO 7.5 MVA
-  SINGLE BAY, STEEL PORTAL FRAME CONSTRUCTION
-  PITCHED METAL OVERCLAD ROOF, INCORPORATING TRANSLUCENT PANELS
-  THREE LOADING DOORS
-  20-TONNE CAPACITY CRANE SYSTEM
-  OFFICE ACCOMMODATION AT GROUND AND FIRST FLOOR LEVEL
-  SINGLE STOREY WAREHOUSE EXTENSION WITH 2X LOADING DOORS TO THE REAR ELEVATION



BUILDING ONE



DESCRIPTION

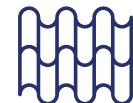
BUILDING TWO:



CLEAR INTERNAL EAVES HEIGHT OF 8.20 METRES



THE SITE HAS 3.2 MVA OF POWER WITH THE ABILITY TO INCREASE TO 7.5 MVA



PITCHED METAL OVERCLAD ROOF, INCORPORATING TRANSLUCENT PANELS



TWO LOADING DOORS



CANOPIED AREA



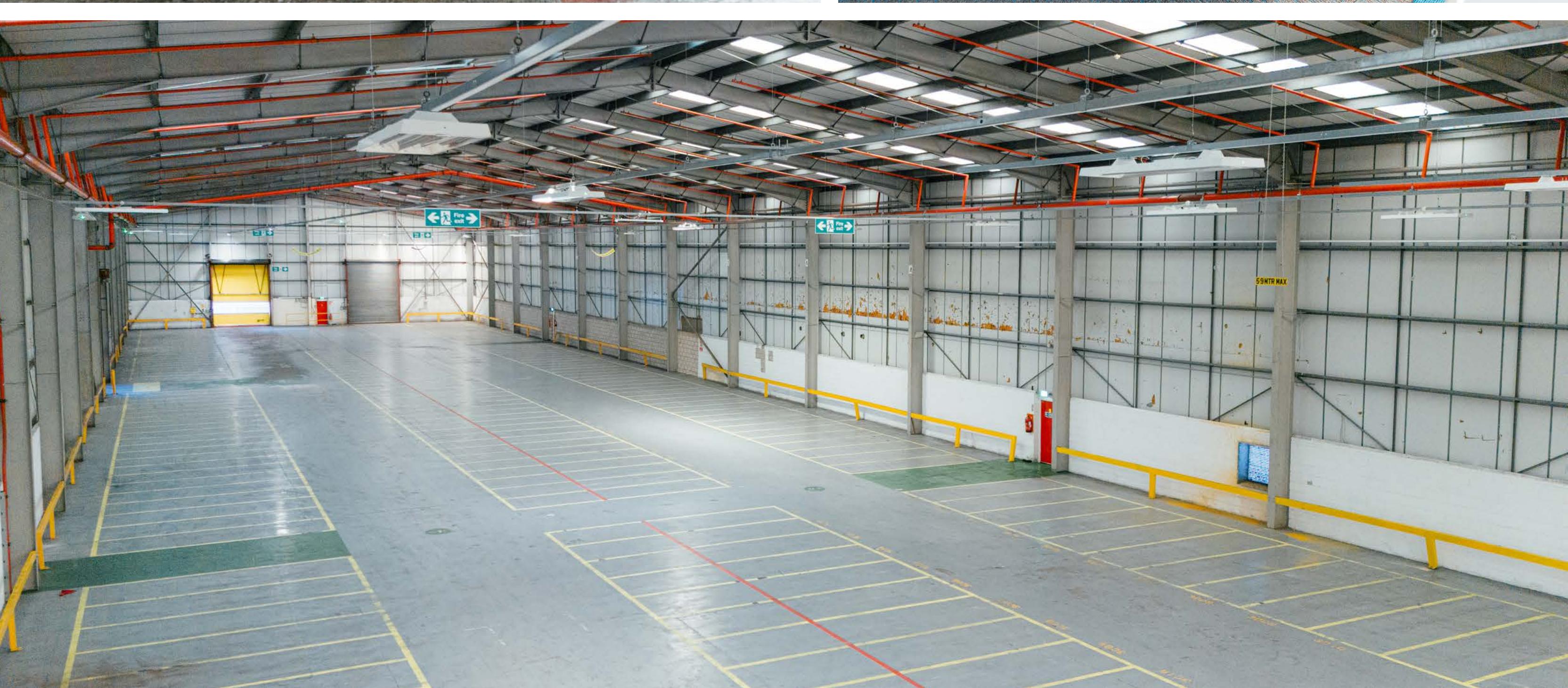
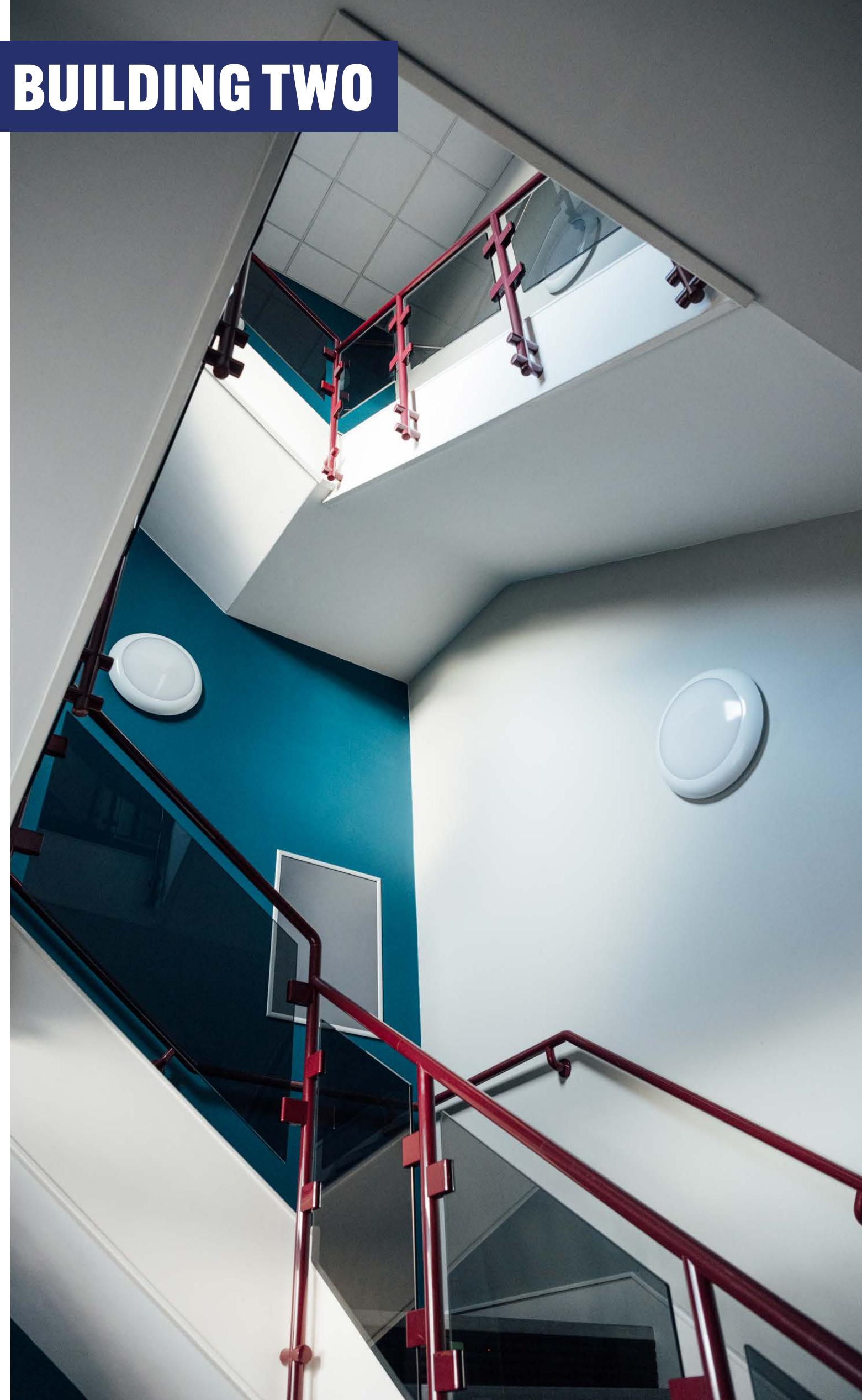
THREE-STOREY OFFICES TO THE GABLE END



EV CHARGING BAYS



BUILDING TWO





TENURE

The site is held freehold. Title number: CH143629

TERMS

The site is available to either rent or to purchase as a whole.
Consideration will be given to renting the units separately.

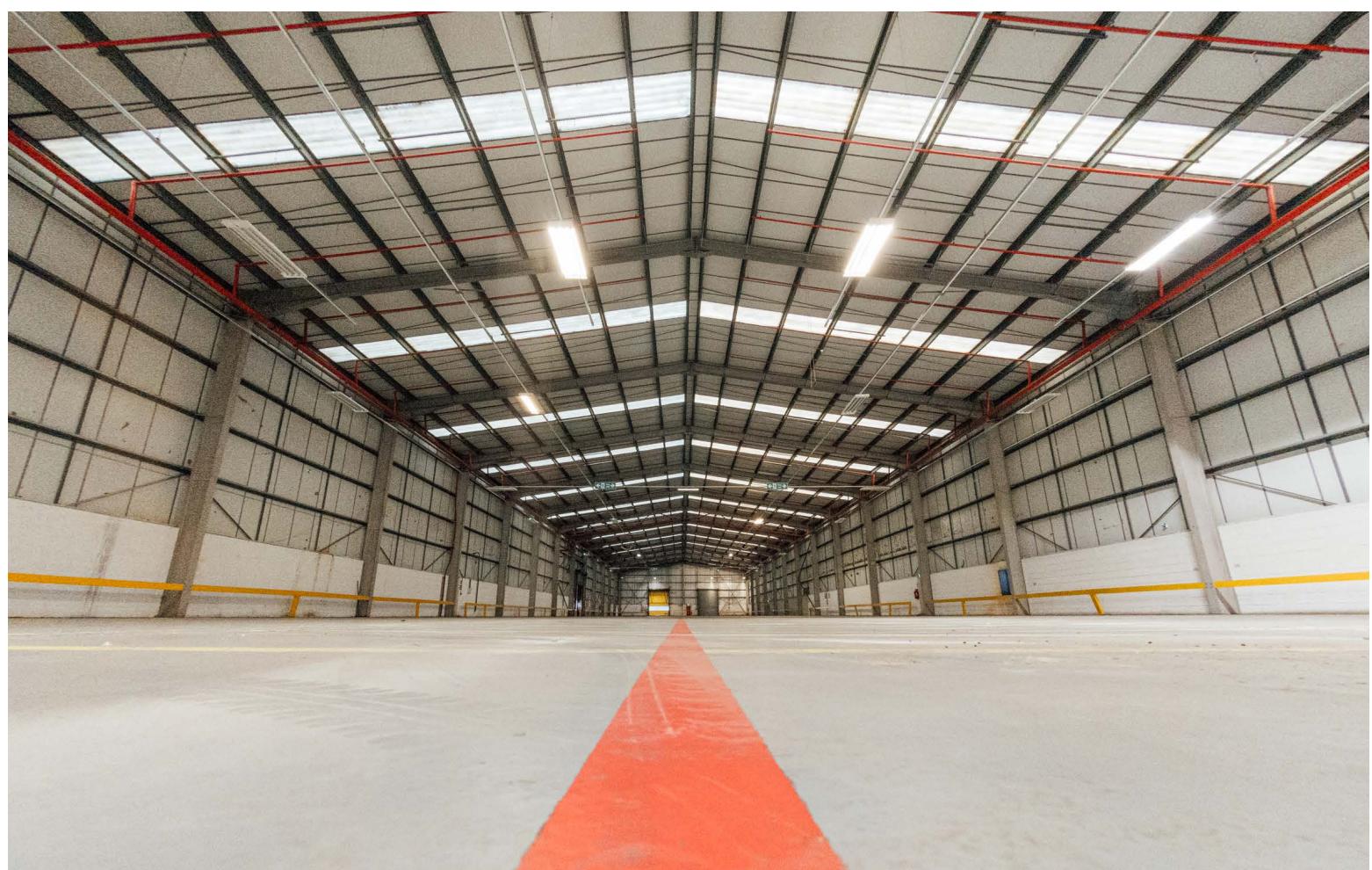
PRICE

Price upon application.

RENT

Quoting **£865,000 per annum** (exclusive of VAT) reflecting **£5.15 per sq ft**.

Rent upon application for the units separately.



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Tandem
INVESTMENTS

DATAROOM

Please register your interest with the joint agents for access to the dataroom.

ANTI MONEY LAUNDERING

Under Money Laundering Regulations, we are obliged to verify the identify of a proposed purchaser/ tenant once a sale/ letting has been agreed. 2 forms of ID and proof of funds will be required to satisfy our checks

VAT

All prices, premiums and rents are quoted Exclusive of VAT at the prevailing rate.

EPC

Both buildings have an EPC rating of "B".

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING / FURTHER INFORMATION

Further information is available, as well as arrangements for viewings, which will be strictly by arrangement through the agents.



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